District

06 | October 2026 | Development & Residential Insights | Sector Spotlight | Interviews



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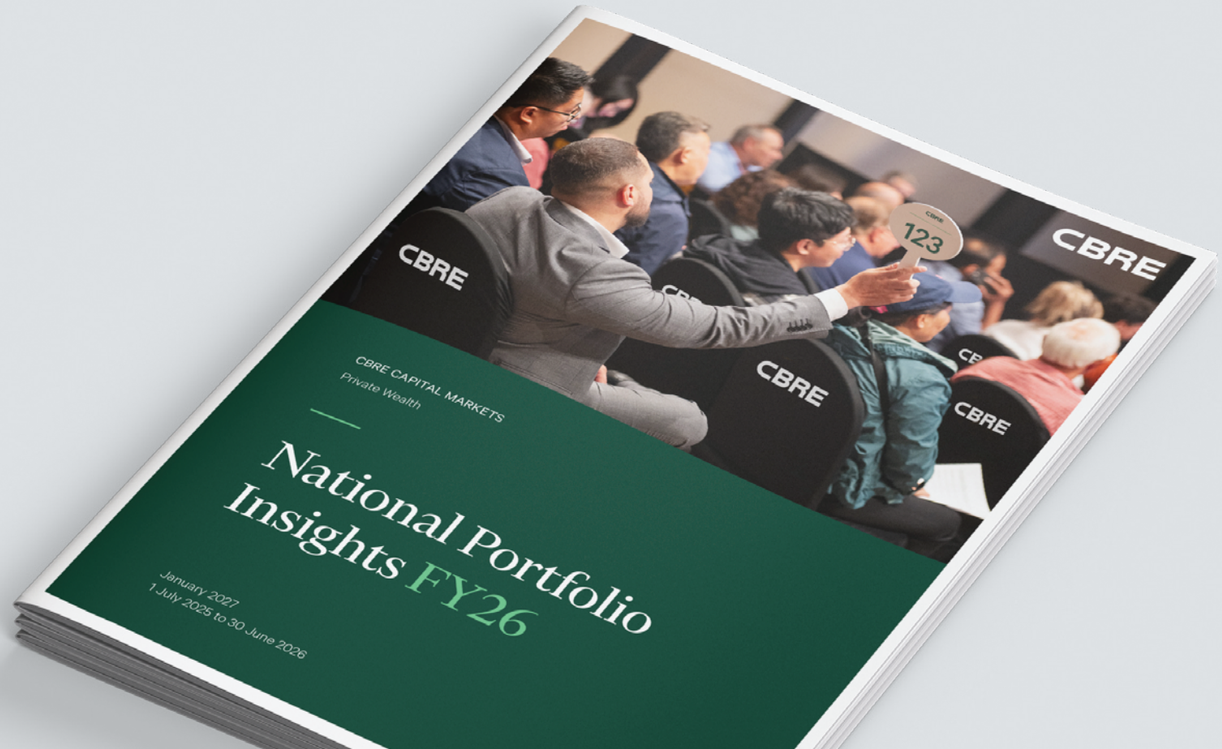
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WELCOME



Welcome to District 6.

Since launching earlier this year, District has brought together some of the country's most significant development opportunities, offering a front-row seat to a market defined by scale, ambition and long-term thinking.

By connecting landowners with a dedicated audience of developers, investors and strategic buyers, the platform has become more than a marketing channel. It is a window into the trends, ideas and opportunities shaping the next generation of projects.

From Northshore's riverfront to Woolloongabba and Newstead, and from Sydney to Melbourne, Perth and Adelaide, some of the nation's most active groups pursued opportunities with scale, complexity and a clear vision for the future.

In several cases the story was less about the land than what could be done with it: sharper planning, bolder density and a better public realm.

Australia's cities are being reshaped by people willing to take the long view, and that appetite has been evident across every major market.

That is the idea District has followed all year: look past the transaction to the thinking behind it. Our final issue of 2026 does so again. We shine a light on our most successful District campaigns, look at the rise of build-to-rent and sit down with Sydney-based Ray Ahsan to talk about where the market will move from here.

Complementing our feature articles is our current campaign offering, bringing together a range of development opportunities from across Australia.

Chloe Mason
Associate Director
Capital Markets – Private Wealth WA

District

District Delivers: From Idea to Impact

One year on, District is proving development sites deserve their own stage



At the beginning of this year, CBRE Private Wealth launched District on a simple premise: development sites are a different kind of asset. They require a different kind of campaign, built around feasibility, planning potential and pipeline fit rather than yield.

Since then, that idea has connected buyers and sellers across numerous multi-million-dollar development site transactions, ranging from highly contested suburban infill opportunities to some of the country's most significant urban renewal and land assembly projects.

The result reflects both the strength of the underlying development market and the demand for a platform purpose-built for the asset class. District was designed around how developers actually buy. Detailed site information is provided upfront, covering the planning controls, constraints and servicing that determine what can be built, allowing a site to be properly assessed from the first conversation. Outreach is aimed at active acquirers, and the network reaches land bankers, residential developers and strategic investors nationwide.

The transactions completed over the past 12 months suggest the approach is resonating with the market. From Queensland and New South Wales to Victoria, South Australia and Western Australia, buyers have continued to compete for opportunities underpinned by some of Australia's strongest long-term growth drivers.

Population growth, housing supply shortages, major infrastructure investment and changing consumer needs are creating demand across a diverse range of development sectors, from residential projects and mixed-use precincts through to childcare, healthcare, convenience retail and quick-service restaurants.

Some of the strongest results have come from Brisbane, where large-scale sites across Northshore Hamilton, Woolloongabba and Newstead have attracted significant capital as developers position for the city's next phase. The transformation of South East Queensland, combined with infrastructure investment and the momentum building towards the 2032 Olympic and Paralympic Games, has reinforced confidence in major development sites.

Sydney's growth corridors and established infill markets have generated competition of their own. Campaigns across Western Sydney and the Hills District drew builders, developers and strategic landholders seeking exposure to some of Australia's fastest-growing residential markets. In many cases, demand extended well beyond traditional residential developers, with operators, medical users, community organisations and private capital groups all competing for suitable sites.

The diversity of transactions has been equally telling. Sales ranged from the landmark Northshore Hamilton englobo sites, set to deliver more than 2,200 homes, to highly contested infill sites such as Kellyville, Riverstone and Mount Druitt, and to smaller, single-purpose sites.

The rapid acquisition of these sites by major operators highlights the strong demand for well-positioned land in growth markets.

That is what District was designed to deliver. Vendors gain exposure to qualified buyers who understand feasibility, and buyers gain access to sites that align with their acquisition criteria, planning objectives and future pipeline requirements.

The transactions that follow highlight some of the most significant sales exchanged through the platform to date. Different locations, different buyers and different development outcomes, but all demonstrating the same thing: when the fundamentals are strong and a site is put in front of the right audience, demand runs deep.

Will Carman
Director
Capital Markets QLD - Private Wealth

Lord Darkoh
Director
Capital Markets NSW - Private Wealth

Top District Sales

Queensland



Northshore, Hamilton QLD

The sale of five englobo development sites at Northshore Hamilton ranks among the most significant residential land transactions ever completed in Queensland. Spanning more than six hectares along 571 metres of Brisbane River frontage, the sites were acquired by a consortium of some of the state's most active developers, including Red & Co, Joe Adsett Developments, GRAYA, Lancini Property Group and Greyburn. Together, the projects are expected to deliver almost 2,200 homes, a hotel, supermarket and retail precinct, cementing Northshore's position as Brisbane's premier urban renewal destination and setting the stage for the suburb's next decade of growth.



11-23 MacArthur Avenue, Hamilton QLD

Red & Co's $19 million acquisition of 11-23 MacArthur Avenue further underscores the momentum building across Brisbane's Northshore precinct. Purchased from Brookfield Asset Management, the approved development site is earmarked for two 23-storey build-to-rent towers delivering 560 apartments and an extensive suite of resident amenities. Positioned within Queensland's largest waterfront urban renewal project, the site provides direct exposure to the long-term transformation of Northshore Hamilton, where billions of dollars in public and private investment are reshaping the riverfront. Since the acquisition, Red & Co has expanded its presence by securing additional nearby Northshore development opportunities.



109 Logan Road, Woolloongabba QLD

Sierra Property Group secured one of Woolloongabba's most sought-after development opportunities with its $21 million acquisition of 109 Logan Road, a prominent 3,297sqm corner site just three kilometres from the CBD.

Already approved for a 20-storey apartment tower comprising 203 residences, the property also benefits from the Woolloongabba PDA's expanded planning framework, which opens the door to considerably greater density.

A rare leaseback arrangement with vendor Spinal Life Australia was a major drawcard, providing immediate holding income while Sierra works through its longer-term development strategy. The combination of scale, planning upside and cash flow attracted strong competition during the sales campaign.



Breakfast Creek Quarter, Newstead QLD

The sale of Breakfast Creek Quarter for approximately $70 million highlights the extraordinary uplift that can be generated through planning, vision and development intensity.

When Churchill Development Group acquired the 6,778sqm site off-market for $22.5 million, it carried approval for a relatively modest commercial building. Today, the asset has evolved into one of Brisbane's most significant mixed-use residential opportunities, with plans for 735 apartments across three towers, supported by an activated laneway network and a civic plaza fronting Breakfast Creek Road. The increase in value reflects both the scale of the proposed development and the market's appetite for large-format sites on the doorstep of Newstead, Gasworks and Fortitude Valley.

South Australia



85 Ryan Street, West End QLD

The $7.1 million sale of 85 Ryan Street, West End underscores the continued demand for large-scale residential investments in Brisbane's tightly held inner-city suburbs. The eight-apartment complex occupies a 1,153sqm elevated site overlooking the Brisbane River and combines strong holding income with future development potential. Positioned just 2.5 kilometres from the CBD and close to the West End Ferry Terminal, South Bank and the University of Queensland, the asset attracted significant buyer interest, with its substantial landholding, income profile and redevelopment upside proving key drawcards during the campaign.



50 Hampstead Road, Broadview SA

The sale of 50 Hampstead Road, Broadview for $2,424,242 highlights the continued strength of South Australia's development market. Spanning 1,735sqm and benefitting from Housing Diversity Neighbourhood zoning, the site offers the potential for a medium-density townhouse project in a well-established northern suburbs location.

Secured through an off-market campaign, the transaction was brokered quickly and demonstrates the team's strong relationships with active development buyers and ability to connect vendors with qualified capital outside the open market.

New South Wales



27 & 31 Resh Avenue, Riverstone NSW

The sale of 27 and 31 Resh Avenue achieved a 100% clearance rate across all 21 residential lots, highlighting strong demand from local builders and developers across Sydney's North West Growth Area. Buyer interest was driven by continued demand for new housing and strong residential resale values throughout the Riverstone precinct.

The successful campaign reinforces Riverstone's position as a key growth market, with builders, developers and owner-occupiers continuing to target opportunities supported by infrastructure investment, population growth and demand for new homes.



6 McCausland Place, Kellyville NSW

One of the team's most highly contested development site campaigns, 6 McCausland Place attracted strong competition from local and national builders and developers.

The 4,370sqm R3 Medium Density Residential site, approved for 20 apartments and 15 townhouses, benefited from its location opposite Kellyville Grove Shopping Centre and adjoining Kellyville Private Hospital. Positioned within an affluent and established Hills District catchment, with access to nearby Metro stations and major retail amenities, the campaign highlighted the premium developers continue to place on well-located infill sites with existing approvals and flexible residential development outcomes.



75–77 Hill Road, Lurnea NSW

A highly competitive auction campaign delivered an outstanding result for Liverpool City Council, with 75–77 Hill Road selling for $3.75 million, reflecting approximately $1,353 per sqm. More than 10 registered bidders competed for the 2,770sqm R3-zoned corner site, with interest from townhouse developers, childcare operators, medical groups and community/place of worship users.

The strong bidding and diversity of purchasers demonstrated the depth of demand for well-located development land offering multiple potential uses, achieving a strong outcome for a key government client.



376 Woodstock Avenue, Mount Druitt NSW

The sale of 376 Woodstock Avenue for $5.4 million, reflecting approximately $1,098 per sqm, delivered a strong result for a substantial 4,917sqm R3 Medium Density Residential landholding. Demand was driven by townhouse developers, childcare operators and medical groups attracted to the site's dual street frontage, flexible development potential and position within an established residential catchment.

Located close to St Marys and the future Western Sydney International Airport, the transaction reinforces the continued appetite for infill development sites supported by existing amenities, infrastructure investment and multiple potential development outcomes.



2–8 Hawkesbury Valley Way, Windsor NSW

The sale of Windsor Crossroads for $7.2 million underscored the value investors and developers are placing on commercial sites with multiple pathways to delivery.

The 5,490sqm gateway site attracted strong competition on the back of its scale, prominent corner position, extensive frontage and flexible zoning, with buyers drawn to the ability to accommodate a range of commercial and retail outcomes in a rapidly evolving Western Sydney market.



35–39 Putland St, Claremont Meadows NSW

The $4.345 million sale of 35–39 Putland Street represents another strong result for R3 Medium Density Residential development land across Western Sydney.

Located within a key growth corridor connecting St Marys, Penrith, Eastern Creek and Parramatta, the site attracted developers seeking scale, flexibility and future development upside. Its proximity to established residential communities, education facilities, transport connections and expanding public infrastructure strengthened its appeal. The transaction forms part of a series of successful R3 development site sales completed by the team across the Penrith and Blacktown LGAs, reinforcing continued developer demand for strategically located infill opportunities.

Victoria



125-135 Weddell Road, North Geelong VIC

The sale of the former Geelong Saleyards to a joint venture between Leaf Corporation and Square Peg Capital's Justin Liberman, reported at between $10 million and $13 million, completes one of the region's most significant land assemblies.

Offered by the City of Greater Geelong for the first time in 150 years, the 4.3-hectare site was rezoned in 2021 and sits within an approved precinct structure plan for higher-density housing. It is the final piece of a 10-hectare holding, joining two neighbouring Thompson Road parcels the developers acquired earlier, and has the potential to unlock around $1 billion of housing.



1175 Nepean Highway, Mt Eliza VIC

Chemist Warehouse co-founder Mario Verrocchi's $17.1 million acquisition of 1175 Nepean Highway underscores the tightly held nature of Mt Eliza's waterfront precinct.

The 18-hectare farm adjoins his Morning Star estate and was sold by a mortgagee in possession, settling on a short 30-day term. The deal follows the recent sale of the nearby Moondah estate to a neighbouring owner, continuing a pattern of local landholders consolidating the Sunnyside Beach precinct.

The New Aussie Dream

Why investors are backing build-to-rent (BTR).

The great Australian dream has long been built around home ownership. But for a growing number of households, the priority is not necessarily owning the roof over their head. It is having access to a well-located home that offers flexibility, professional management and a greater sense of long-term security than many traditional rental arrangements.

As those preferences evolve, so too does the housing market. Once a niche concept in Australia, build-to-rent is increasingly being viewed as a long-term housing and investment solution, bringing institutional capital into a sector grappling with persistent supply constraints.

The case for BTR starts with arithmetic. CBRE's latest apartment outlook forecasts median rents across 53 capital-city precincts to rise by 26% between 2026 and 2031, while national capital-city apartment vacancy falls from 1.8% to 1.1%. Melbourne's picture is tighter still.

Apartment construction here is forecast to average only 7,500 dwellings a year, against total housing demand of around 41,000 homes annually, with vacancy dropping from roughly 1% to 0.7%. CBRE also estimates that population growth requires around 75,000 new apartments annually simply to prevent vacancy rates falling further.

For renters, that points to continued competition for quality housing. CBRE's earlier 2026 forecast suggests that by 2030, 83% of two-bedroom apartments will have rents above $700 a week, with 36% above $1,000.

Against that backdrop, BTR offers a different proposition. Rather than relying on fragmented ownership, the model allows a single institutional owner to retain and operate an entire asset over the long term. Occupancy, resident retention and asset performance become central to the investment case, creating a strong alignment between ownership, management and ongoing maintenance.

Despite the attention, BTR remains a minority player. CBRE expects institutional BTR to account for around 10% of new apartment supply over the next five years. That is meaningful, but set against the national shortfall it is a contribution, not a cure. Part of the reason the share is not higher is the cost of delivery.

CBRE's own development specialists have noted that, whatever the asset class, developers are now working out what returns they need when the cost to build is significantly higher. A project only proceeds when the numbers work, and in this environment they do not always.

For local communities, BTR is worth watching for reasons beyond housing numbers. An owner that intends to hold a building for decades has every reason to maintain it well, invest in resident experience and encourage longer tenancies. Over time, that can support more stable and established neighbourhoods.

Investor appetite is there too. CBRE estimates that investment returns for apartments in Sydney, Melbourne and Perth are likely to outpace historic rates. That is a signal that capital will continue looking for suitable sites, bringing with it more conversations about density, design and amenity. The strongest BTR projects tend to cluster near transport, employment and services, making well-connected urban precincts the most likely locations for future development.

With vacancy near record lows and demand for quality housing continuing to build, build-to-rent is moving from niche to mainstream. While it remains a relatively small component of new supply, the sector is attracting increasing attention from institutional investors seeking long-duration residential exposure. For developers, its growth reflects a broader shift in how housing is funded, delivered and operated, with long-term ownership becoming an increasingly important part of the residential landscape.





In Conversation

Having advised on more than $1.5 billion worth of transactions across investment assets and development sites, Ray Ahsan has a front-row seat to the shifts shaping Western Sydney's property market. As buyers become more selective and developers weigh immediate delivery against longer-term land banking strategies, we spoke with about what the changing landscape means for owners, investors and developers heading into 2027.

What trends are you seeing in buyer behaviour today compared with a few years ago?

The biggest change is that buyers are much more selective about where they commit capital. There's still significant capital looking for opportunities across Western Sydney, but buyers are paying closer attention to what can realistically be delivered, how long it will take and what their capital is tied up in along the way.

A few years ago, buyers were more prepared to price future growth into an acquisition. Today the focus is on what supports that growth and whether the numbers work under current conditions, which is creating a clearer distinction between quality opportunities and those with considerable uncertainty.

For owners, that makes positioning important. Understanding the likely buyer groups, addressing key risks upfront and creating genuine competition can make a significant difference to the outcome.

How is developer demand evolving across Western Sydney, and what opportunities are attracting the strongest interest?

There's a clear separation. On one side, capital looking for sites that can be delivered relatively quickly. On the other, groups taking longer-term positions on land where value can be created through planning. The opportunities between those two strategies are becoming harder to justify, particularly with funding costs and slower sales absorption.

For developers delivering now, we're seeing a preference for straightforward R2 subdivisions with limited built-form components. With absorption slower in a number of markets, developers are focused on how many lots they can realistically sell each month and how quickly they can recycle capital. A longer sales period increases funding costs, delays the return of equity and ultimately affects what a developer can afford to pay.

At the other end, strategic capital is targeting larger landholdings where value can be created through rezonings, increased capacity or resolving planning constraints. These groups are comfortable with longer settlements, building pipelines for 2030, 2031 and beyond. Both strategies remain active, but they carry very different risks.

What sectors offer the most appealing opportunities over the next three to five years?

I see opportunities in selective residential development, the broader living sectors and quality income-producing investments.

Sydney needs more housing, but not every site is commercially viable. The strongest opportunities will be where infrastructure, servicing and end-buyer demand support delivery. Build-to-rent, co-living and purpose-built student accommodation will attract substantial capital as affordability pressures create demand for alternatives to traditional home ownership.

I expect institutional capital to play a growing role, although projects still need strong underlying demand and viable returns.

On the investment side, quality national-brand assets with long-term income remain attractive, particularly where secure cash flow can be combined with rental growth, strong land value or repositioning potential.

There will be some very good buying opportunities over the next 12 months, particularly as we move into the first half of 2027, for well-capitalised investors and developers who can move decisively and take a longer-term view.

Which Western Sydney locations are best positioned to attract developer and investor interest over the next five to ten years, and how much does infrastructure influence that?

I'd be watching the Sydney Metro Western Sydney Airport corridor closely, especially landholdings near the new stations between St Marys and Bradfield, as the airport, transport and employment centres progressively come online. Orchard Hills is particularly interesting for residential development, while Luddenham is a longer-term opportunity for strategic capital prepared to acquire larger landholdings and work through the planning process.

It's important to distinguish between the announcement of infrastructure and the point it has a measurable impact on the market. Investors have taken positions well ahead of delivery, which creates opportunities but also risk when the timing of planning or servicing doesn't align with expectations. For residential developers, it's about whether improved accessibility will translate into end-buyer demand that supports viable prices, and servicing timing will be critical.

The strongest opportunities will be where transport investment, population growth and the ability to deliver housing come together.

What characteristics consistently attract the strongest competition from buyers?

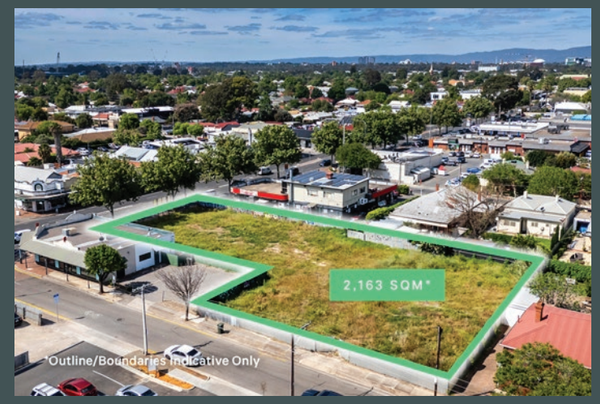
The strongest competition generally comes from assets that appeal to multiple pools of capital, often for different reasons. On development sites, planning certainty, servicing and the ability to commence delivery can materially influence pricing. On investment assets, buyers look beyond the initial yield to the quality of income, rental growth and underlying land value.

What I find interesting is how differently buyers can assess the same opportunity. One may be acquiring for income, another for the landholding, a third to reposition or develop. The buyer capable of paying the strongest price isn't necessarily the most obvious one. A significant part of what we do is understanding where an asset holds the greatest value, identifying the buyers who recognise it and bringing them into competition.

Ray Ahsan
Associate Director, Capital Markets Western Sydney

District







Shovel-Ready Inner-West Development Opportunity

Mile End SA, 177-179 Henley Beach Road & 1-3 Henley Street

Approved for 49 Apartments, Ground Floor Commercial & NDIS Compliant Accommodation

Located within one of Adelaide's most inner-western precincts, 177-179 Henley Beach Road & 1-3 Henley Street presents a rare opportunity to acquire a substantial 2,163sqm* development site, boasting an existing development approval for a mixed-use project.

Positioned just 3.5km* from the Adelaide CBD and 2.5km* from the Adelaide Airport, the property offers exceptional connectivity and access to major transport corridors, employmemt centres and lifestyle amenity.

Comprising four contiguos titles with dual street frontage, the site benefits from a desirable Urban Corridor (Main Street) zoning, providing flexibility for a range of future development outcomes (STCC).

The approved scheme includes a 5-storey project comprising 49 residential apartments, four penthouses, ground floor commercial tenancies, while offering NDIS-compliant accommodation, making this a 'shovel-ready' project within a proven corridor.

The prominent position along Henley Beach Road provides outstanding exposure to approximately 28,600 daily passing vehicles, while nearby retail, education, health and entertainment amenities continue to support the demand of surrounding owner-occupiers and investors alike.

The property sits within an economically significant Local Government Area, being home to more than 66,500 residents, 50,000 local jobs, and a Gross Regional Product exceeding $11.3 billion, further reinforcing the long-term investment demand of the area.

Property Highlights

Site Area	2,163sqm*
Zoning	Urban Corridor (Main Street)
Primary Frontage	25.91sqm* Henley Beach Road
Secondary Frontage	31.64sqm* Henley Street
Approval	5-Storey Mixed Use Development

Expressions of Interest

Closing 4pm (ACST) Thursday 26 November 2026

Contact

Ned Looker
0448 689 573

Rhyce Scott
0422 960 585

* Approx



DA Approved Shovel Ready Childcare - Busy Corner Site

Kellyville (Sydney) NSW, 2-4 Acres Road

Booming Sydney Hills Shire

Located in the highly sought-after suburb of Kellyville, this 2,289sqm corner site offers dual frontage to Acres Rd and Windsor Rd. The property benefits from existing DA for a childcare centre, presenting investors & developers with the opportunity to deliver a premium 123-place facility within one of Sydney's most established and affluent family-oriented catchments.

Kellyville continues to benefit from significant population growth and government-led infrastructure investment. The opening of Sydney Metro Northwest established Kellyville Station as a key transport hub.

The suburb's long-term growth outlook is supported by the NSW Government's TOD Program, which has identified land surrounding Kellyville and Bella Vista stations for urban renewal. This aims to facilitate approximately 20,700 new homes & more than 10,000 jobs.

A national childcare operator is prepared to enter into an Agreement for Lease prior to construction for purchasers seeking a pre-committed tenant. Alternatively, it is suited to owner-occupiers and investors with existing tenant relationships.

Property Highlights

Site Area	2,289sqm*
Schools Within 3km	22
DA Approved Places	123
Agreement for Lease	Potentially $6,000/child

Expressions of Interest

Closing Thursday 3 December 2026

Contact

Michael Vanstone
0403 580 528

Ray Ahsan
0402 270 888

John Ingui
0486 011 406

* Approx



DA-Approved, CC-Ready Childcare in North West Sydney

Schofields (Northwest Sydney), 46-48 Advance Street

High Growth Young Demographic Area

Located within one of Sydney's fastest-growing residential corridors, the 1,113sqm* DA Approved childcare site offers 30m* of street frontage and sits adjacent to Solara Residences, a 126-home masterplanned community. The property is DA-approved and CC ready for a 76-place two level plus basement childcare centre.

Schofields is one of North West Sydney's fastest-growing family suburbs, with 64,074 residents within a 3km radius and population growth running at more than nine times the NSW average.

The site is 1km* from Schofields Station and five minutes from Tallawong Metro, while the M7 provides direct connectivity to Norwest and the Western Sydney Airport precinct. The NSW Government's West Schofields rezoning is expected to deliver 2,900 new homes to the immediate area, reinforcing the long term, sustained demand for early learning and childcare services.

A national childcare operator is prepared to enter into an Agreement for Lease prior to construction for purchasers seeking a pre-committed tenant. Alternatively, it is suited to owner-occupiers and investors with existing tenant relationships.

Property Highlights

Site Area	1,115sqm*
Schools Within 3km	13
DA Approved Places	76
Agreement for Lease	Potentially $6000/child

Expressions of Interest

Closing Tuesday 8 December 2026

Contact

Michael Vanstone
0403 580 528

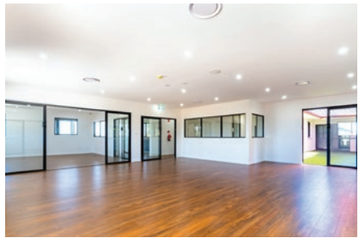
Ray Ahsan
0402 270 888

John Ingui
0486 011 406

* Approx









New Premium 88 Place Childcare In Rapid Growth Sydney Area

Riverstone NSW, 79 Brighton Street

Occupy or Invest Premium ELC

Located in one of Sydney's fastest-growing corridors, this brand-new 88-place childcare centre offers a rare opportunity to secure a tenant-focused asset in established Riverstone. Fully renovated in 2026, the property delivers significant depreciation benefits and is licensed for 88 places.

The centre sits on a high-profile 3,100sqm* corner landholding with, dual street access and secure perimeter fencing. Extensive on-site parking for staff and visitors, plus ample on-street parking, ensures safe and convenient drop-off. The location is ideal, within 1km of Riverstone High School, Norwest Christian College, Marsden Park Anglican College, and both Riverstone and Schofields train stations.

Riverstone's population is forecast to more than double to 32,000* by 2046, driven by the Town Centre rezoning & Riverstone East Stage 3 which will allow for up to 6,450 homes. Within the larger 3km catchment childcare demand is strong with Millennials aged 25-39 accounting for 32.5% and children aged 0-4 making up 10.57% of the population, which is 52% above the NSW average.

Property Highlights

Site Area	3,100sqm*
Approved Places	88
Est. Net Rent	$484,000 ($5,500/place)
Car Spaces	24

Expressions of Interest

Closing Thursday 26 November 2026

Contact

Ray Ahsan
0402 270 888

Michael Vanstone
0403 580 528

Lord Darkoh
0434 675 724

John Ingui
0486 011 406

* Approx









Majority Interest in Landmark Beachfront Development

8 Musgrave Street, Coolangatta Gold Coast QLD

Opportunity Highlights

Ability to secure 10 of 12 strata units on the beachfront through one coordinated sale campaign. 8 Musgrave Street, Coolangatta presents a rare opportunity to secure 83.33% ownership in one of Gold Coast's most tightly held beachfront locations. Located on 1,012sqm* of underlying land area, the offering provides both investors and developers with the ability to secure significant interest in a strategic coastal landholding in one coordinated sale campaign.

Situated in the heart of Kirra, Coolangatta, the property benefits from immediate access to a diverse range of lifestyle amenity including beaches, retail precincts, cafés, restaurants, entertainment venues and convenient transport infrastructure. The asset is located moments from the Coolangatta CBD, Gold Coast Airport, Tweed Heads and major arterial road networks, providing seamless connectivity throughout the Southern Gold Coast and Northern New South Wales regions.

Property Highlights

Site Area	1,012sqm*
Zoning	Medium Density Residential
Ownership	83.33% Ownership Interest

Expressions of Interest

Closing 3pm Thursday 5 November 2026

Contact

Stuart Rooke
0475 976 489

Jacob Siever
0481 553 762

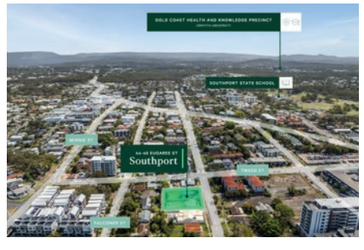
Mark Witheriff
0439 038 100

* Approx









DA-Approved 68 Unit Gold Coast Development Site

44-46 Eugaree Street, Southport QLD

MDR Southport Development Site

44-46 Eugaree Street is a 1,416sqm* development site with Development Approval for a 10-storey residential tower designed by Ferrow Chow Architects, comprising 68 apartments. Strategically positioned just 300 metres from the intersection of Ferry Road and Queen Street, the property enjoys outstanding connectivity to Smith Street, the M1 Motorway, and the Gold Coast's premier lifestyle destinations via the Sundale Bridge, including Main Beach and Surfers Paradise.

Within a two-kilometre radius are many of the Gold Coast's most significant lifestyle, retail, education and healthcare amenities, including Southport CBD, Australia Fair Shopping Centre, Queen Street Village, Broadwater Parklands, The Southport Private Hospital, and the prestigious private schools St Hilda's School and The Southport School (TSS).

44-46 Eugaree Street presents a compelling opportunity for developers to capitalise on strong demand and limited new supply within one of the Gold Coast's most tightly held and undersupplied residential markets.

Property Highlights

Site Area	1,416sqm*
Zoning	Medium Density Res
Site Approval	68 Apartments
Frontage	40 Metres*

Expressions of Interest

Closing 4PM (AEST) Thursday 12 November 2026

Contact

John Nucifora
0490 196 034

Jacbo Siever
0481 553 762

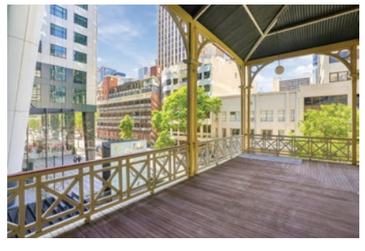
Will Carman
0477 666 355

* Approx









A Piece of Brisbane's History for the Remaking

School of Arts Building, 166 Ann Street, Brisbane City QLD

Investment Opportunity

CBRE, on behalf of the Brisbane City Council, are pleased to exclusively offer to market the School of Arts Building at 166 Ann Street, one of Brisbane's most significant heritage landmarks located in the Brisbane CBD.

The 1,009sqm* site comprises 1,163sqm* of net lettable area across three levels and a basement, complemented by four carparks and 22 metres* of frontage to Ann Street.

The Brisbane School of Arts presents a once-in-a-generation opportunity to acquire and restore one of Brisbane's most historically significant buildings.

Having been underutilised in recent years, the asset is primed for thoughtful refurbishment and repositioning, creating the potential to deliver a renewed destination that honours its rich heritage while meeting the needs of a modern city.

Occupying a prominent site along Ann Street, the property benefits from immediate proximity to Brisbane's key commercial, retail, entertainment and transport precincts.

Property Highlights

Site Area	1,009qm*
Building Area	1,163sqm*
Frontage	22 metres*
Car Parks	Four

For Sale via Tender Process

Closing 4pm (AEDT) Thursday 12 November 2026

Contact

Will Carman
0477 666 355

Nick Wedge
0421 988 505

* Approx









2.64ha* High Exposure Mixed-Use Development Site

87 Days Road, Upper Coomera QLD

Substantial Main Road Development Opportunity

Positioned within one of South East Queensland's most dynamic growth corridors, 87 Days Road, Upper Coomera offers a rare opportunity to acquire a substantial 2.64-hectare* mixed-use development site in a market benefiting from strong population growth, ongoing infrastructure investment and increasing demand for residential, retail and commercial amenity.

Strategically located within the Northern Gold Coast corridor the property is surrounded by major retail, employment and lifestyle infrastructure including Costco Coomera, Westfield Coomera and the under construction Southway Industrial Estate. Its highly visible corner position, combined with convenient access to the M1 Pacific Motorway and Coomera transport infrastructure, makes the site highly attractive to multiple potential development outcomes.

87 Days Road offers developers the opportunity to create a landmark project with both scale and positioning in a market where opportunities of this calibre are becoming increasingly scarce.

Property Highlights

Site Area	26,430sqm (2.64ha)*
Zoning	Mixed-Use (Fringe B)
Total Frontage	505 metres*
LGA	City of Gold Coast

Expressions of Interest

Closing 4PM (AEST) Thursday 26 November 2026

Contact

John Nucifora
0490 196 034

David Corke
0408 426 242

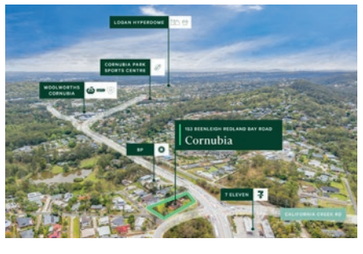
Joe Tynan
0422 050 338

* Approx









Rare Dual Residential Development Approved Site

153 Beenleigh Redland Bay Road, Cornubia QLD

Well Positioned Suburban Corner Site

153 Beenleigh–Redland Bay Road, Cornubia comprises a 2,678sqm* development site positioned within an established residential catchment with convenient access to the Pacific Motorway, retail amenities, schools and key employment hubs.

The site is enhanced by two separate development approvals, including approval for a 17-townhouse residential project and a six-lot land subdivision, offering flexibility to align the development outcome with prevailing market conditions.

Positioned in close proximity to a wide range of established amenity, including the Logan Hyperdome, Cornubia Shopping Centre and Loganholme Homemaker Centre, providing convenient access to major retail, dining and service offerings. The location is also well serviced by quality education facilities, including Chisholm Catholic College, St Matthew's School, Shailer Park State School and Shailer Park State High School, supporting strong owner-occupier demand.

With planning approvals already secured, the site presents a clear, near-term pathway for developers seeking to deliver a residential project within a well-established urban corridor.

Property Highlights

Site Area	2,678sqm*
Zoning	Low Density Residential
Site Approval	Townhouses & Lots
Total Frontage	142 metres*

Expressions of Interest

Closing 4PM (AEST) Wednesday 25 November 2026

Contact

John Nucifora
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Will Carman
0477 666 355

* Approx



Shovel Ready Woolloongabba Approval for 192 Apartments

62-68 Carl Street, Woolloongabba QLD

2,026sqm* High Density Residential Site

Positioned on a 2,026sqm* site in the heart of Woolloongabba, 62-68 Carl Street is a significant inner-city development opportunity surrounded by major infrastructure, including The Gabba, the future Cross River Rail Woolloongabba Station and the Princess Alexandra Hospital, with exceptional connectivity to the Brisbane CBD.

The property benefits from a development approval for a Cottee Parker designed 15-storey residential development comprising 192 apartments. The approved scheme delivers approximately 13,347sqm* of gross floor area across a thoughtfully designed project featuring 1,148sqm* of communal open space, rooftop recreation facilities, 165 car parks and 132 bicycle space.

With Woolloongabba continuing to benefit from strong population growth, infrastructure investment and increasing housing demand, the approved scheme provides an outstanding opportunity to deliver a large-scale residential project within one of Brisbane's major urban renewal precincts.

Property Highlights

Site Area	2,026sqm*
Zoning	HDR2 (15 Storeys)
Site Approval	192 units
Frontage	40 metres*

Expressions of Interest

Closing 4PM (AEST) Thursday 26 November 2026

Contact

Will Carman
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John Nucifora
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* Approx



Corner Freehold Asset with Significant Upside

337 Sandgate Road, Albion (Brisbane) QLD

Investment Opportunities

337 Sandgate Road, Albion is a prominent 889sqm* corner freehold landholding, positioned within Brisbane's tightly held inner-northern corridor, improved by a fully leased commercial asset providing diversified holding income across three tenancies.

Strategically located 3km* north of the Brisbane CBD, the property benefits from direct exposure to Sandgate Road, one of Brisbane's major arterial thoroughfares, and enjoys exceptional connectivity to the Inner City Bypass, Airport Link Tunnel, Kingsford Smith Drive and Brisbane Airport.

The asset is surrounded by significant retail, commercial and lifestyle amenity, including Albion Village, Breakfast Creek Hotel, Gasworks Newstead and 30+ national retailers.

The site presents a compelling opportunity for developers to capitalise on a metro Brisbane corner landholding within one of Brisbane's most sought-after growth corridors.

Property Highlights

Site Area	889sqm*
Zoning	DC1 District Centre
Frontage (Sandgate Rd)	24m*
Holding Income	$123,136 pa* + GST
Building Area	275.5sqm*
Car Parks	17 on site

Sale Method

For Sale via Private Treaty

Contact

Will Carman
0477 666 355

Patrick Mullins
0438 263 200

* Approx









Land-Rich Development Opportunity With Existing Community Facility

Fitzroy SA, 27-28 Fitzroy Terrace

Prime Inner-North Landholding

27-28 Fitzroy Terrace boasts a significant 2,885sqm* landholding within one of Adelaide's tightly held inner-north. Positioned directly opposite the Adelaide Parklands and just 3.2km* from the CBD, the site combines substantial future upside with strategic positioning.

Improved by an existing 870sqm* community place of worship facility, the property provides flexibility for immediate occupation, repositioning or redevelopment outcomes (STCC). The site benefits an expansive corner positioning with extensive frontage to both Torrens Road and Fitzroy Terrace, delivering outstanding exposure and accessibility.

Located within the affluent City of Prospect and surrounded by preimum amenity, the site enjoys proximity to the newly developed Adelaide Aquatic Centre, North Adelaide Golf Course, leading schools, healthcare facilities, retail precincts and dining establishmets. The Established Neighbourhood zoning provides flexible planning outcomes in an area underpinned by strong residential demand.

Property Highlights

Site Area	2,885sqm*
Zoning	Established Neighbourhood (EN)
Primary Frontage	41.31m* Torrens Road
Secondary Frontage	29.13m* Fitzroy Terrace

Expressions of Interest

Closing 4pm (ACST) Thursday 26 November 2026

Contact

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Oliver Grivell
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RLA 208125

* Approx



Landmark Hill-top Site - Approved for 24 Levels

194 West Coast Highway & 7-17 Manning Street, Scarborough WA

Key Perth Tourism Hub

Hill-top corner site overlooking Scarborough Beach
Directly opposite Scarborough Beach at the precinct's high point, with multiple frontages and ocean views from every level above podium.

Consolidated, flexible landholding
Seven lots form a 3,000sqm* site, a scale rarely available in the beachfront precinct.

Proven planning outcome
Approved for a 24-level mixed-use development, well above the current 18-storey limit. Valid until 8 July 2030.

State-supported coastal destination
A completed foreshore redevelopment and thriving hospitality, retail and entertainment precinct on the doorstep, only 14km* from the Perth CBD.

Strong BTR fundamentals
Low vacancy, national-leading population growth and strong government support for Build-to-Rent make WA a high-potential market.

Property Highlights

Site Area	3,000sqm*
Zoning	City of Stirling Local Planning Scheme No. 3 – Scarborough Special Control Area
Development Approval	Mixed-use development including 175 units, leasing office and a small retail/cafe space.

Expressions of Interest

Closing 5pm (AWST) Thursday 12 November 2026

Contact

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* Approx

With offices across Australia, CBRE has a truly national understanding and unparalleled collective expertise.

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